

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-12128 - APPLICANT/OWNER: EL CAPITAN MHP, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 17, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (4-3 vote/se, ld, bg) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment to H (High Density Residential) and a Rezoning (ZON-12127) to an R-5 (Apartment) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/01/06, except as amended by conditions herein.
4. A Waiver from the perimeter landscaping standards is hereby approved, to allow the following: a five foot wide planter along the west property line where an eight foot wide planter is required; a five foot wide planter along the east property line where an eight foot wide planter is required; and a 10 foot wide planter along the west property line where a 15 foot wide planter is required.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the north, east and west property lines
6. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the south property line.
7. A total of 33 24-inch box trees shall be placed within minimum five foot wide landscape fingers in the parking lot.

8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. Dedicate and construct a deceleration lane at the entrance of this site, unless otherwise directed in writing in the approved Traffic Impact Analysis.

20. This site plan, as submitted, shall not be gated, as there is insufficient space for a turn-around as required by Standard Drawing 222A.
21. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
22. Site development to comply with all applicable conditions of approval for ZON-12127 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 348 unit, 4 story condominium development on 7.27 acres at 4901 East Bonanza Road. A companion General Plan Amendment (GPA-12129) and Rezoning (ZON-12127) will be considered concurrently.

Nevada Revised Statutes Chapter 118B.183 requires that the landlord of a mobile home park give notice in writing to each tenant within 5 days after he files his application for the change in land use with the local governing body. The landlord provided notice to the mobile home park tenants on February 9, 2006 and is in compliance with this requirement.

Nevada Revised Statutes Chapter 278.0232 requires that before a mobile home park is closed or converted to any other use, the person proposing the closure or conversion shall file with the appropriate planning commission or governing body a report containing information concerning the closure or conversion of the park. The report must address the availability of comparable parks in the area and the cost of relocating a mobile home to another park.

The applicant has submitted the required report. Staff has reviewed the report and determined that it addresses the specified issues. Copies of the report are available for review at the Planning Department and are also available at today's meeting.

EXECUTIVE SUMMARY

The setbacks, building heights and density of development comply with the standards of the R-5 (Apartment) zoning district. The applicant has requested a waiver to allow reductions of the planter widths along the north, west and east property lines. Because the widths proposed by the waivers will match those of existing development in the area, staff has no objection to approval of the waiver request. The size and spacing of landscaping materials is not clearly depicted on the submitted plans. However, because the landscape planters are appropriately located and are of sufficient size, staff has elected to resolve this issue by including conditions of approval which require the provision of landscape materials as required by the Zoning Code.

BACKGROUND INFORMATION

A) Related Actions

1962 The subject site was developed as a mobile home park.

- 04/28/83 The Board of Zoning Adjustment approved a variance to allow a fence height of nine feet where six feet is the maximum height allowed.
- 04/13/06 The Planning recommended approval of a companion General Plan Amendment (GPA-12129) and Site Development Plan Review (SDR-12128) concurrently with this application.
- 04/13/06 The Planning Commission voted 4-3/se, ld, bg to recommend APPROVAL (PC Agenda Item #16/ar).

B) Pre-Application Meeting

- 02/14/06 Staff explained the requirements for a Site Development Plan Review application.

C) Neighborhood Meetings

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting for the related General Plan Amendment (GPA-12129) is required to be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on March 14, 2006 a neighborhood meeting sponsored by the applicant was held at the Las Vegas Senior Community Center located at 451 East Bonanza Road. Five people attended and had questions about what will happen to them when the mobile home park closes.

DETAILS OF APPLICATION REQUEST

Site Area: 7.27 Acres

Existing Land Use

Subject Property	Mobile Home Park
North	Right of Way (Bonanza Road)
South	Condominiums
East	Shopping Center
West	Mini-storage Facility

Planned Land Use

Subject Property	ML (Medium Low Density Residential)
North	Right of Way (Bonanza Road)
South	M (Medium Density Residential)
East	SC (Service Commercial)
West	SC (Service Commercial)

Existing Zoning

Subject Property R-MHP (Residential Mobile Home Park)
North Right of Way (Bonanza Road)
South R-3 (Medium Density Residential)
East C-1 (Limited Commercial)
West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

The subject site is not part of a special plan area or zone.

PROJECT DESCRIPTION

The site is currently developed with an existing trailer park which was developed in 1962. The applicant proposes to redevelop the site as a 348 unit, three story condominium development. The floor plans indicate that 120 one-bedroom units, 180 two-bedroom units and 48 three-bedroom units will be provided within 11 buildings. Access to the site is provided by a single driveway to Bonanza Road. Five foot wide landscape planters are shown along the east and west property lines, with a 10 foot wide planter along the north property line and a 20 foot wide planter along the south property line. The elevations depict a stucco exterior with a standing seam metal roof at a height of 53 feet five inches.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	7,000 Square Feet	7.27 acres	Y
Min. Lot Width	N/A	500 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	87 %	Y
Max. Building Height	5 Stories / 55 Feet	3 Stories/53 feet five inches	Y

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

Based on the proposed 53 feet six inch height, the buildings are required to maintain a setback of 160 feet six inches from the nearest residentially zoned property. Because the nearest residentially zoned property is located approximately 270 feet to the north, the subject proposal complies with the residential adjacency standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Required			Provided	
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
120 one bedroom units;	1.25 spaces per one bdrm unit; 1 guest space per 6 units	170 spaces			*
180 two bedroom units	1.75 spaces per two bdrm unit; 1 guest space per 6 units	345 spaces			

48 three bedroom units.	2.00 spaces per three bdrm unit; 1 guest space per 6 units	104 spaces			
TOTAL		619 spaces	*	624 spaces	*

*Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped. The applicant has not provided any handicap spaces, and none are required by the Zoning Code.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 tree / 6 uncovered spaces	33 Trees (197 uncovered spaces)	*
Buffer:	1 Tree/20Linear Feet	13 Trees	**
<ul style="list-style-type: none"> • Min. Trees • Min. Zone Width • North prop line • South prop line • West prop line • East prop line 	15 feet 6 feet 6 feet 6 feet		10 feet 20 feet 5 feet 5 feet
• Wall height	6 feet		6 feet

* The size and spacing of trees within parking lot landscape fingers is not clearly depicted on the landscape plan. Staff has included a condition of approval which requires 24 inch box trees to be provided

** The size and spacing of trees within the perimeter landscape planters is not clearly depicted on the landscape plan. Staff has included conditions of approval which require 24 inch box trees spaced at 20 feet on center along the south property line and spaced at 30 feet on center along the north, east and west property lines.

The applicant has requested a waiver to allow reductions of the planter widths along the north, west and east property lines. Because the widths proposed by the waivers will match those of existing development in the area, staff has no objection to approval of the waiver request.

B) General Analysis and Discussion

- Zoning

A companion request will be considered to rezone the subject property from R-MHP (Residential Mobile Home Park) to R-5 (Apartment) to permit the development of a proposed 348 unit, 4 story condominium development on 7.27 acres. At a resulting 47.87 Units per acre of development density, the subject request is compatible with the existing commercial areas to the east and west of the subject site.

- Site Plan

The setbacks, building heights and density of development comply with the standards of the R-5 (Apartment) zoning district.

- Waivers

The applicant has requested a waiver to allow reductions of the planter widths along the north, west and east property lines. Because the widths proposed by the waivers will match those of existing development in the area, staff has no objection to approval of the waiver request.

- Landscape Plan

The size and spacing of landscaping materials is not clearly depicted on the submitted plans. However, because the landscape planters are appropriately located and are of sufficient size, staff has elected to resolve this issue by including conditions of approval which require the provision of landscape materials as required by the Zoning Code.

- Elevation

The elevation drawings depict an architectural style that would be compatible with nearby development. The exterior materials are typical of multi-family development in the city.

- Floor Plan

The submitted floor plans depict one-, two- and three- bedroom units that are typical within multi-family development in the city.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development is consistent with the commercial development to the north, east and west and the multi-family development to the south.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development requires a Waiver of the perimeter landscaping buffer standards. The proposed development is in compliance with all other plans and policies pending the approval of the related Rezoning request to an R-5 (Apartment) District.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Bonanza Road is designated by the Master Plan of Streets and Highways as a 100 foot Primary corridor and will provide adequate access to the site.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

Building and landscape materials are typical for multi-family development in the area and in the city of Las Vegas.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The building elevations are typical of multi-family residential condominium complexes. The buildings indicate a high level of architectural detail through the use of massing, scale, and overall materials used.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed development will be required to comply with the codes and standards of the city of Las Vegas and will not endanger the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 257 by Planning Department

APPROVALS 0

PROTESTS 0